



8 Harrison Road, Worthing, BN14 8LN
Guide Price £325,000

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A three bedroom end terraced house situated within the popular catchment area of Broadwater. The accommodation consists of an entrance hall, lounge, dining area, kitchen, lean to, first floor landing, three bedrooms, bathroom/w.c, loft and gardens to three sides.

- End Terraced House
- Broadwater Catchment Area
- Three Bedrooms
- West Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Gardens To Three Sides
- Fitted Bathroom & Kitchen





Entrance Hall

Accessed via a part obscure glass double glazed PVC front door. Engineered oak wood flooring. Radiator. Stairs to first floor landing. Door to lounge.

Lounge

4.80m x 3.61m (15'9 x 11'10)

East aspect via double glazed windows. Feature working open fireplace having hearth, wooden surround and mantle over. Radiator. Engineered oak wood flooring. Coved and textured ceiling. Opening to dining room.

Dining Room

3.66m x 2.18m (12'x 7'2)

West aspect via double glazed sliding patio doors onto rear garden. Radiator. Engineered oak wood flooring. Understairs storage cupboard. Coved and textured ceiling.

Kitchen

2.69m x 2.24m (8'10 x 7'4)

Fitted suite comprising of a one and a quarter bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker having extractor hood over. Space for



washing machine and further appliances. Engineered oak wood flooring Levelled ceiling. West aspect double glazed window and part obscure glass double glazed PVC door to lean to.

Lean To

2.57m x 1.57m (8'5 x 5'2)

Useful storage/utility area with North aspect double glazed sliding doors to rear garden.

First Floor Landing

Levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.01m x 2.62m (13'2 x 8'7)

West aspect via double glazed windows. Radiator. Textured ceiling.

Bedroom Two

3.23m x 2.34m (10'7 x 7'8)

East aspect double glazed window. Radiator. Textured ceiling.

Bedroom Three

2.29m x 2.18m (7'6 x 7'2)

East aspect double glazed window. Radiator. Textured ceiling.



Bathroom/W.C

1.93m x 1.68m (6'4 x 5'6)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Pedestal wash hand basin. Low level w.c. Part tiled walls. Radiator. Obscure glass double glazed window.

OUTSIDE

Front Garden

Small decorative front garden enclosed by high hedging for seclusion. Pathway to front door and gate to side garden.

Side Garden

Approximately 50' in length and 20' in width with the majority of area being laid to lawn and enclosed by high hedging. Due to its position, the garden benefits from sunlight throughout the day from either the East or West aspects.. Gate to rear garden.

Rear Garden

Courtyard style West facing rear garden, laid to paving for ease of maintenance.

Council Tax

Council Tax Band C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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